

**CITY OF DEXTER
ZONING BOARD OF APPEALS
Monday, October 15, 2018**

**7:00 pm
Dexter Senior Center
7720 Ann Arbor Street**

AGENDA

A. CALL TO ORDER

B. ROLL CALL - MEMBERS:

P. Mekas, Chair	D. Wise	C. Hill - Alternate
C. Wallaker	Z. Michels – CC Rep.	S. Bell – PC Rep.

C. APPROVAL OF MINUTES – January 16, 2018 meeting minutes

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D. APPROVAL OF THE AGENDA

E. STAFF REPORT

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F. SITE INSPECTION (Conduct on own)

G. PUBLIC HEARINGS

Order for Public Hearings

- a. Chair introduces the case.
- b. Staff presentation.
- c. Petitioner's presentation.
- d. Chair opens the public hearing.
- e. Public comment (State name and address).
- f. Rebuttal by petitioner (At chairman's discretion).
- g. Chair closes the public hearing.
- h. Chair opens the business session.

1. AP2018.19-02 ZBA Variance Request from Article XX, Schedule of Regulations, Section 20.01, Schedule of Regulations for Principal Buildings – Residential, Front Yard Setback in the R-1B One Family Residential – Small Lot District.

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Applicant: William Edwards, Property Owner

Public Hearing to consider a request, submitted by William Edwards, for a 5-foot variance from the 15-foot front yard setback required in Section 20.01 of the City of Dexter Zoning Ordinance. The subject site is located at 7580 Third Street.

The applicant requires the variance to construct an enclosed porch in the corner created by the original single-family home and existing non-conforming addition. If granted, the variance would allow a 10-foot front yard setback along Inverness Street.

Discussion Following Public Hearings

- a. Motion is proposed on "finding of fact, rationale, conclusions and conditions."
- b. Discussion on standards and requirements of the ordinance.
- c. Action on the motion.

Review of facts based on all information presented (from the application, written request for appeal, zoning ordinance, physical characteristics of the parcels, staff reports, hearing testimony). Discussion continues until a member is confident enough to propose a motion that includes a "finding of fact" and/or "conclusions", and "rationale explaining why conclusions are reached" and "conditions" if any. This would be the appropriate time for the Board to call witnesses, and ask questions of owners, consultants, staff, etc.

H. ADJOURNMENT

Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Office at (734) 426-8303, at least forty-eight hours prior to the meeting. City staff will be please to make the necessary arrangements.